

**ORDINANCE NO. 20060727-138**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7915 MANCHACA ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district, single family residence standard lot (SF-2) district and family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-06-0096, on file at the Neighborhood Planning and Zoning Department, as follows:

A 8.826 acre tract of land, more or less, out of the William Cannon League No. 19, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 7915 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. The maximum height of a building or structure is 45 feet from ground level.
3. Vehicular access from the Property to Baxter Springs Road is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

4. The following uses are prohibited uses of the Property:

- |   |                               |
|---|-------------------------------|
| Club or lodge   | Family home                   |
| Group home, Class I (general)                                 | Group home, Class I (limited) |
| Group home, Class II  | Off-site accessory parking    |
| Residential treatment   | Restaurant (limited)          |
| Medical offices (exceeding 5000 sq. ft. gross floor area)     |                               |
| Medical offices (not exceeding 5000 sq. ft. gross floor area) |                               |
| Urban farm  |                               |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_ July 27 \_\_\_\_\_, 2006      §  
   §  
   §  
   \_\_\_\_\_  
   Will Wynn  
   Mayor

**APPROVED:** \_\_\_\_\_  
   David Allan Smith  
   City Attorney

**ATTEST:** \_\_\_\_\_  
   Shirley A. Gentry  
   City Clerk

Description of 8.826 acres  
for Zoning Purposes Only

EXHIBIT A

March 23, 2004  
Job No. 0987

**ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN LOT 1, BLOCK "A", SOUTH AUSTIN BAPTIST CHURCH (a subdivision recorded in Book 87, Page 177A of the Plat Records of Travis County, Texas) AND BEING ALL OF THAT CERTAIN 3.929 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO LEGACY OAKS CHRISTIAN SCHOOL, INC. RECORDED IN DOCUMENT NO. 2001106437 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND FOR ZONING PURPOSES ONLY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a one half inch diameter iron rod found in a concrete monument on the west right-of-way line of the I. & G. N. Railroad at the most southerly corner of said Lot 1, being the most easterly corner of that certain Lot 37, Block "D", Waterloo Subdivision (a subdivision recorded in Document No. 199900362 of said Official Public Records), for the most southerly corner and **PLACE OF BEGINNING** hereof

THENCE with the south line of said Lot 1, being the north line of said Waterloo Subdivision, North 64 degrees 05 minutes 41 seconds West, a distance of 942.26 feet to a point in the east right-of-way line of F. M. 2304 (Manchaca Road) 85.00 feet left of Station 177+24.48 of the Engineer's Survey Line for F. M. 2304 shown on the State Department of Highways and Public Transportation Plan of Proposed Right of Way Project dated Sept. 14, 1987 and Revised 07/24/02 at the southeast corner of that certain 0.103 acre tract of land described in a Deed to the State of Texas recorded in Volume 11761, Page 192 of the Deed Records of said county, being the northeast corner of that certain 60,364 square foot tract of land described in a Deed to the State of Texas recorded in Volume 11748, Page 952 of said Deed Records, being the apparent northwest corner of that certain Lot 3, Block "F" of said Waterloo Subdivision, for the most westerly corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "MACIAS & ASSOC." bears South 51 degrees 59 minutes 41 seconds East, a distance of 0.20 foot

THENCE with said east right-of-way line of F. M. 2304, being the east line of said 0.103 acre tract, the following courses:

1. North 27 degrees 40 minutes 42 seconds East, a distance of 124.48 feet to a TXDOT Type II Right-of-Way Monument found 85.00 feet left of Station 175+99.99 of said Engineer's Survey Line

2. North <sup>19°</sup>~~10~~ degrees 08 minutes 54 seconds East, a distance of 101.13 feet to a one half inch diameter iron rod set with an aluminum cap stamped "3991" on the north line of said Lot 1, 70.00 feet left of Station 174+99.98 of said Engineer's Survey Line at the northeast corner of said 0.103 acre tract, being the southeast corner of that certain 0.109 acre tract of land described in a Deed to the State of Texas recorded in Volume 12743, Page 922 of said Deed Records, being the apparent southwest corner of that certain 1.326 acre tract of land described in a Cash Warranty Deed to Mary Jane Ramsey recorded in Document No. 2001100746 of said Official Public Records, for the northeast corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "POINTLINE RPLS 1587" bears North 88 degrees 08 minutes 12 seconds East, a distance of 1.02 feet

THENCE with said north line of Lot 1, being the apparent south line of said 1.326 acre tract, South 64 degrees 04 minutes 01 seconds East, a distance of 245.50 feet to a point at the apparent southeast corner of said 1.326 acre tract, being the apparent southwest corner of said 3.929 acre tract for an internal ell corner hereof

THENCE with the apparent east line of said 1.326 acre tract, being the apparent west line of said 3.929 acre tract, North 27 degrees 00 minutes 42 seconds East, pass a one half inch diameter iron rod found at 0.32 feet and continuing on for a total distance of 236.61 feet to a point in the south line of that certain 5 acre tract of land described in a Gift Warranty Deed to James S. Ramsey recorded in Volume 12559, Page 6 of said Deed Records, at the apparent northeast corner of said 1.326 acre tract of land, being the apparent northwest corner of said 3.929 acre tract of land, being the apparent southwest corner of that certain 3.550 acre tract of land described in a document to Mary M. Stinson recorded in Document No. 2002188994 of said Official Public Records for the most northerly corner hereof, from which a one half inch diameter iron rod found with a plastic cap stamped "POINTLINE RPLS 1587" bears North 27 degrees 00 minutes 42 seconds East, a distance of 0.38 foot

THENCE with the south line of said 5 acre tract, being the south line of said 3.550 acre tract, being the north line of said 3.929 acre tract, South 64 degrees 01 minute 10 seconds East, a distance of 730.31 feet to a one half inch diameter iron rod found on said west right-of-way line of the I. & G. N. Railroad at the southeast corner of said 5 acre tract, being the southeast corner of said 3.550 acre tract, being the northeast corner of said 3.929 acre tract, for the most easterly corner hereof

THENCE with said west right-of-way line, the following courses:

1. South 29 degrees 42 minutes 57 seconds West, a distance of 236.44 feet to a one half inch diameter iron rod found at the southeast corner of said 3.929 acre tract, being the northeast corner of said Lot 1

Description of 8.826 acres  
for Zoning Purposes Only (continued)

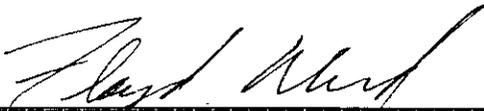
March 23, 2004  
Job No. 0987

2. South 29 degrees 33 minutes 53 seconds West, a distance of 224.88 feet to the PLACE OF BEGINNING and containing a calculated area of 8.826 acres of land, more or less.

BEARINGS OF LINES referred to in this description refer to the Engineer's Survey Line For F. M. 2304 shown on the State Department of Highways and Public Transportation Plan of Proposed Right of Way Project dated Sept. 14, 1987 and revised 07/24/02, said line constructed using a found TXDOT Type II right-of-way monument 95.00 feet left of Station 190+00.00 and a found TXDOT Type II right-of-way monument 85.00 feet left of Station 175+99.99 and taking it's direction to be South 27 degrees 40 minutes 42 seconds West as shown on said plan.

*This description is accompanied by a survey sketch for more detailed information.*

I, the undersigned, a Registered Professional Land Surveyor, do hereby certify that the above description was determined from a survey made on the ground and said description is a true and correct representation of said survey. This description is intended for zoning purposes only and should not be used for any other purpose.

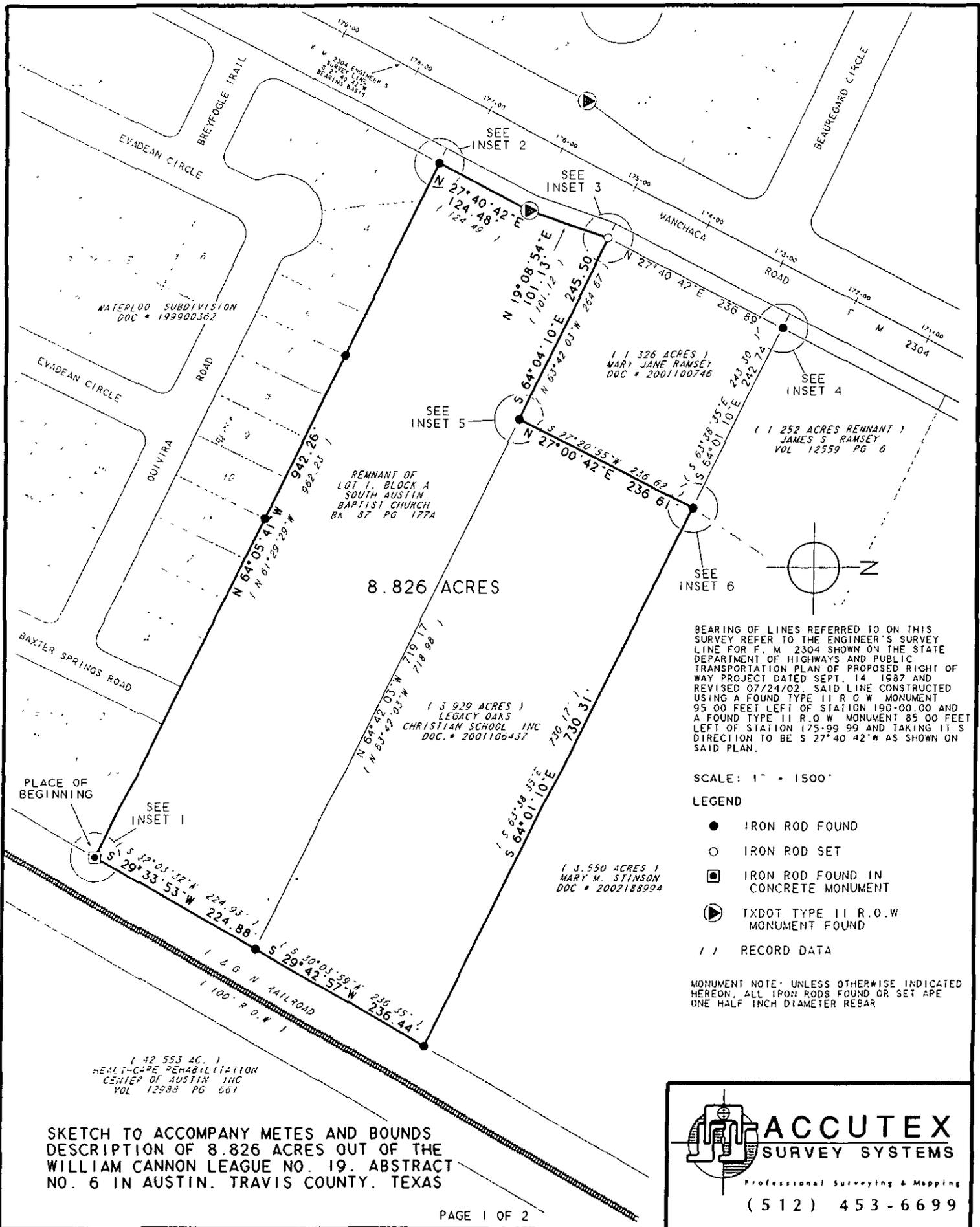


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Floyd Ward  
Registered Professional Land Surveyor  
No. 3991 - State of Texas

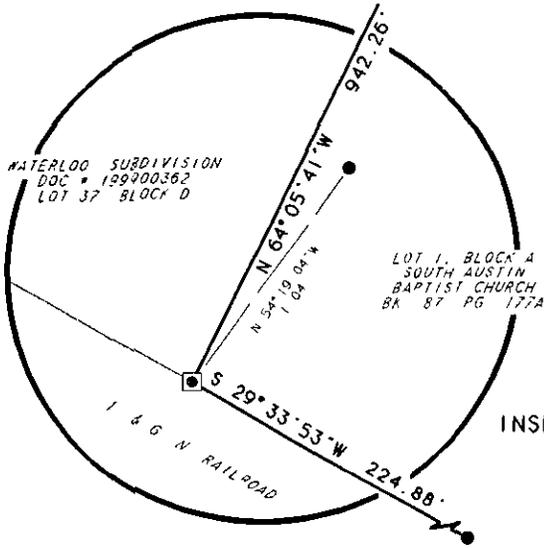
**ACCUTEX SURVEY SYSTEMS, INC.**  
P. O. Box 203755, Austin, Texas 78720-3755

Telephone: (512) 453-6699

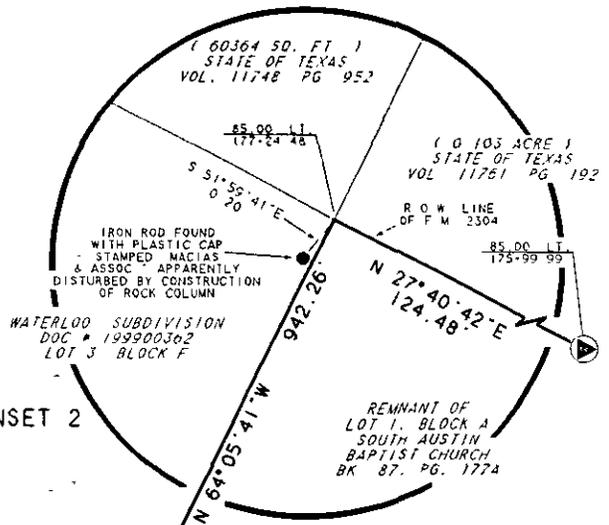


SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF 8.826 ACRES OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6 IN AUSTIN, TRAVIS COUNTY, TEXAS

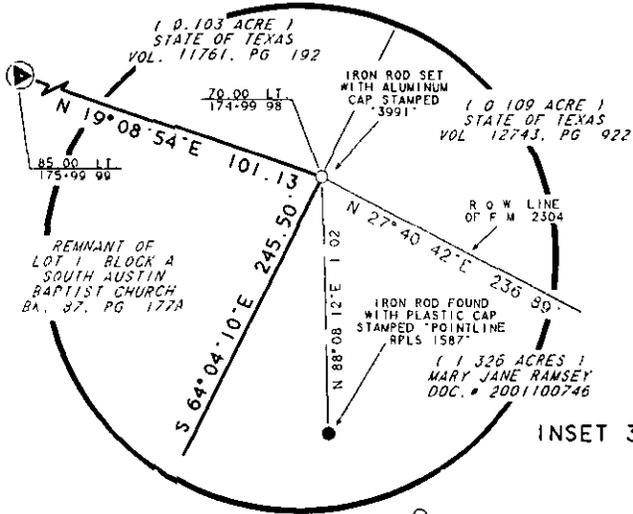
**ACCUTEX**  
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 Professional Surveying & Mapping  
 (512) 453-6699



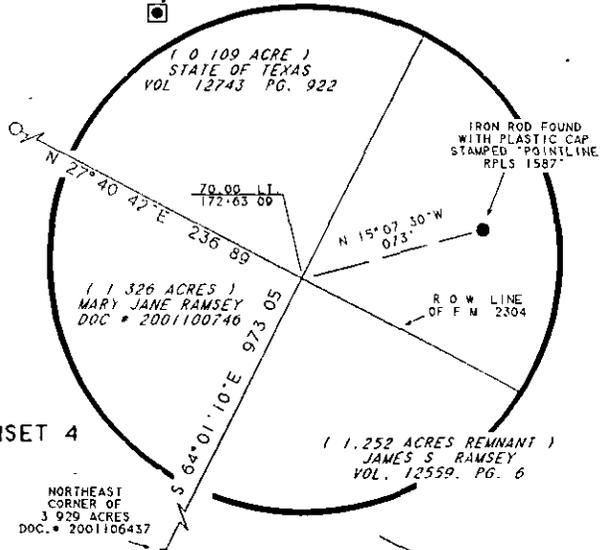
INSET 1



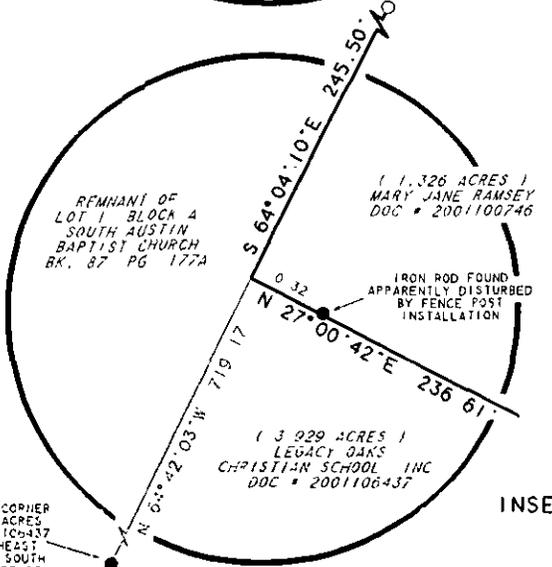
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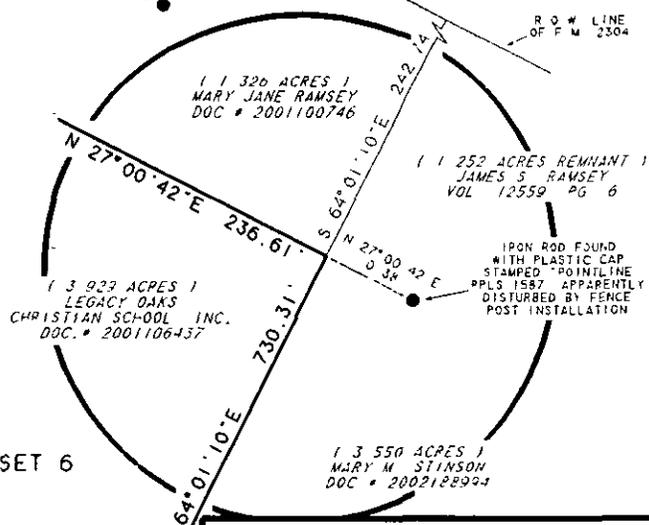
INSET 3



INSET 4



INSET 5

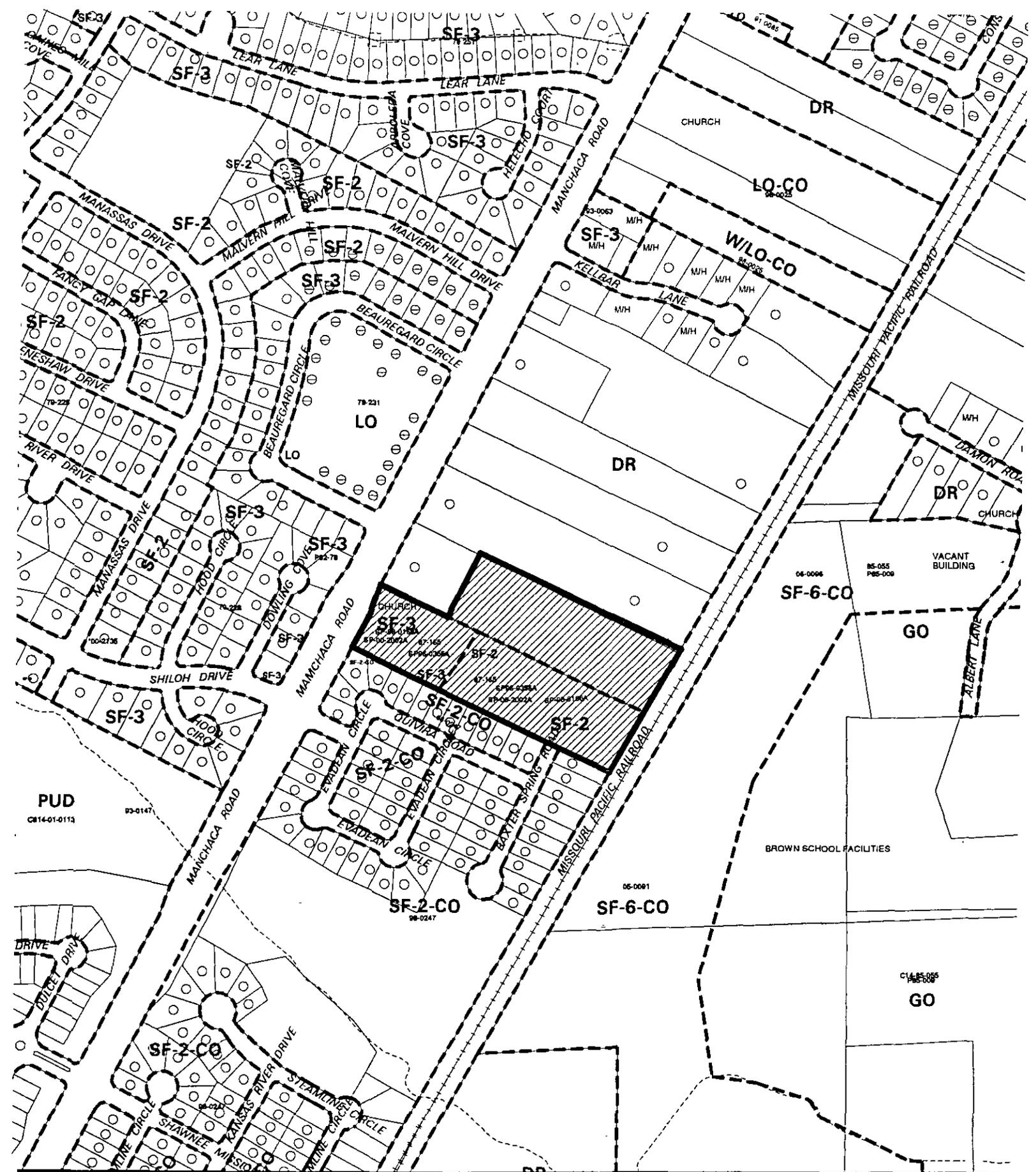


INSET 6

SOUTH-EAST CORNER OF 3.929 ACRES DOC # 2001106437 AND NORTHEAST CORNER OF SOUTH AUSTIN BAPTIST CHURCH

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF 8.826 ACRES OUT OF THE WILLIAM CANNON LEAGUE NO. 19, ABSTRACT NO. 6 IN AUSTIN, TRAVIS COUNTY, TEXAS

**ACCUTEX**  
SURVEY SYSTEMS  
Professional Surveying & Mapping  
(512) 453-6699



	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>	CITY GRID REFERENCE NUMBER <b>F16</b>
	PENDING CASE			
	ZONING BOUNDARY		CASE #: C14-06-0096	DATE: 06-05
	CASE MGR: W.WALSH		ADDRESS: 7915 MANCHACA RD	INTLS: SM
1" = 400'			SUBJECT AREA (acres): 8.826	